

HANDFORTH HERITAGE

Former Animal Health Trust Research Centre - Heritage Note - July 2023

Background

Handforth Heritage have been asked by Lochailort Kentford Ltd. to determine the likelihood of structures located within the former grounds of the grade II listed Lanwades Hall and grade II listed Stable Block, being considered curtilage listed, prior to the submission of planning applications for their change of use. Outlined below is a plan showing the buildings being assessed as part of this Note.

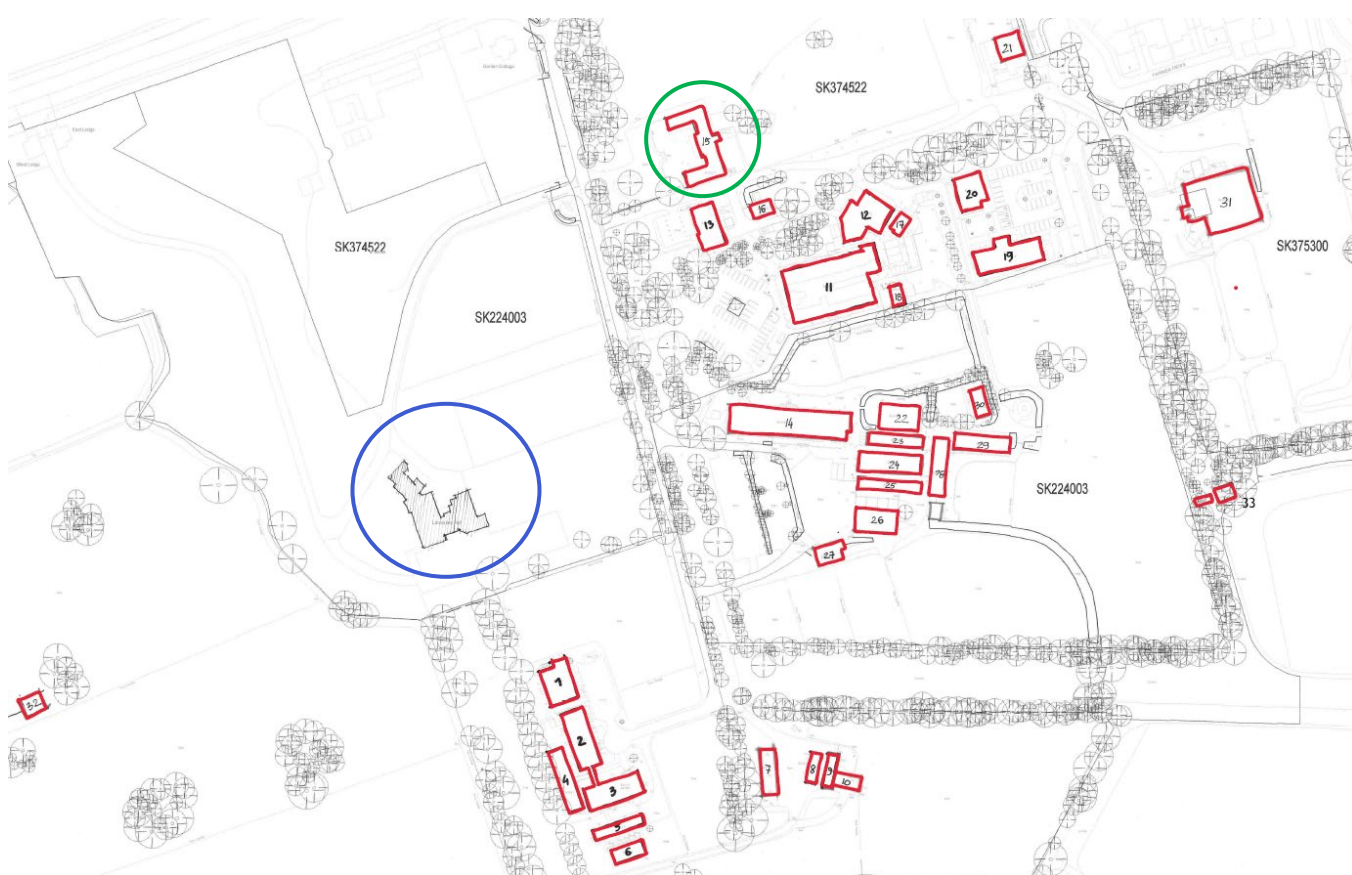


Figure 1 Showing part of the site boundary (red) and numbered buildings under consideration. The grade II listed Hall is highlighted in blue and the grade II listed stable block in green.

Heritage Considerations

The buildings within the site have the potential to fall within the curtilage of two listed buildings, namely Lanwades Hall and the Stable Block, both individually grade II listed.

Lanwades Hall (List Entry No.: 1193468) was listed in 1984, its list description reads as follows:

Trust headquarters. Formerly large country house. C.1907, for James Larnack, J.P. In the form of a large Tudor manor house, with details in the Tudorbethan style. Mainly 2 storeys and attics; a 4-

storey tower to right. Red brick with buff limestone dressings; a Flemish gable to left and crow-stepped gable to right of the hall range; parapets crenellated with limestone copings and cornice. Plain tiled roofs with groups of prominent red brick chimneys in the C16 style; the best examples have 3 circular shafts having moulded brick sunk panels, star-tops and moulded octagonal bases. Mullioned and transomed windows with moulded limestone frames, some hood-moulded. Each light has an arched head and leaded casements. A 2-storey splayed bay in the manner of a C16 oriel, of limestone with traceried heads to each light. A 2-storey flat-roofed entrance porch with arched and hood-moulded doorway of limestone, and framed and boarded oak entrance door. The internal spaces of interest include the dining room, staircase and reception hall, which have good oak joinery in the C16 manner. King Edward VII stayed at Lanwades Hall while attending the Newmarket Races.

The Stable Block (List Entry No.: 1037683) was listed in 1984, its list description reads as follows:

Stables with loft and grooms quarters above. C.1907, built with Lanwades Hall. 3 ranges around a court, a wall enclosing the 4th side. The centre range comprises a coach-house for 3 coaches, with a stable on either side; the wings each have 2 further stables with haylofts above. Red brick with parapet gables. Plaintiled roofs with open eaves and flat-roofed dormers to lofts. 4-light windows with flat arches of gauged brick and leaded lights. Framed and boarded stable doors with fanlights above. Over the coach house are 3 projecting tile-hung gables supported at the front on timber posts; a central copper-clad clock tower, with bell protected by a cupola on 8 columns, and above it a weathervane. Included for group value.

Figure 2 is an extract from Historic England's mapping system highlighting the location of the two listed buildings:

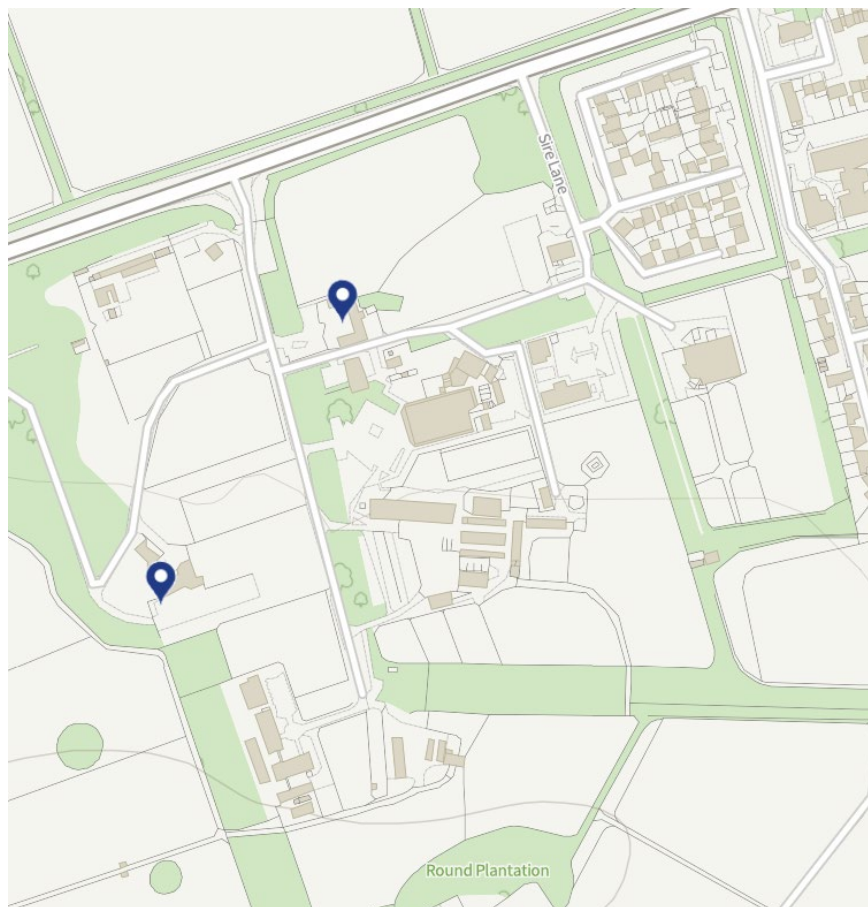


Figure 2 Extract from Historic England map showing listed buildings within and around the site (blue markers). Towards the upper part of the image is the stable block, to the left hand side is the Hall (cross reference with figure 1).

Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that the protection afforded to listed buildings also includes any ancillary object or structure within the curtilage of the building, which forms part of the land and has done so since before 1st July, 1948.

Historic England also have produced detailed guidance in relation to curtilage which can be found in *Listed Buildings and Curtilage, Historic England Advice Note 10* (2018). The three key tests in relation to curtilage are outlined below:

The curtilage of a building (the principal building) is in general terms any area of land and other buildings that is around and associated with that principal building. The courts have said that there are three key factors to be taken into account in assessing whether a structure or object is within the curtilage of a listed building:

- *the physical layout of the listed building and the structure;*
- *their ownership, both historically and at the date of listing; and*
- *the use or function of the relevant buildings, again both historically and at the date of listing (these tests were first proposed in the Attorney-General ex rel. Sutcliffe and Others v. Calderdale BC, 1982, as accepted by Debenhams plc v. Westminster CC, 1987).*

Historical Background

The list descriptions for the designated buildings clearly provide evidence for when they were constructed (1907). This is reflected in the cartographic evidence outlined below. Figure 3, shows the site in 1901, here no buildings are visible within the site, which is made up of open fields and avenues of trees.



Figure 3 1901 OS map showing the site prior to the construction of Lanwades Hall, the stable and any other building (Source: National Library of Scotland).

By the 1926 OS map, both Lanwades Hall and the Stable Block have been constructed. There is also a glass house and garden cottage located to the north of the Hall at this point. An electricity works is also located far to the east of Lanwades Hall.

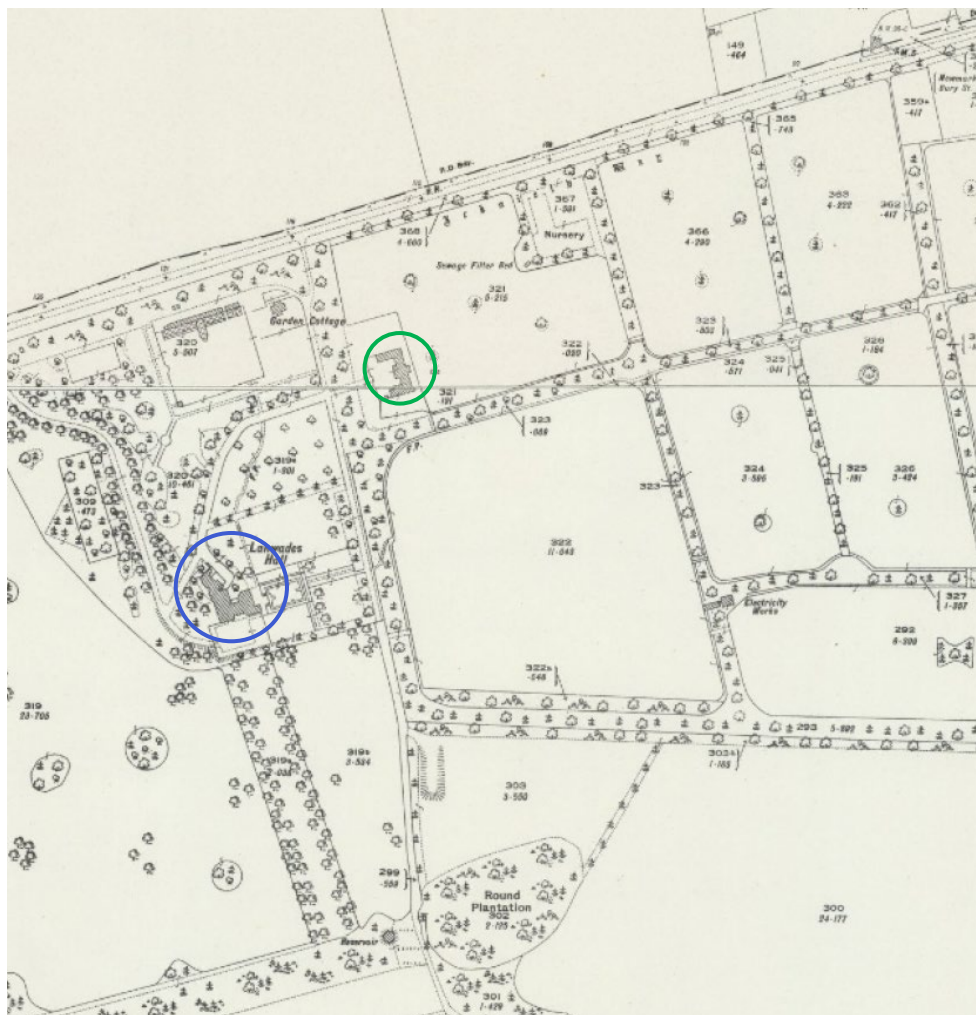


Figure 4 1926 OS map showing the presence of the Hall and the Stable Block. Note, none of the buildings numbered in figure 1 are visible at this point bar buildings 15 and 33 (Source: National Library of Scotland).

The next map shown in figures 5 and 6 is critical in determining whether the buildings outlined on figure 1 are to be considered curtilage listed. This map dates to 1950, two years after the 1948 cut off outlined in section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Here the map clearly shows both the listed Hall and Stable Block. It also clearly shows the glass house (or building of a similar footprint), garden cottage and electricity works seen in figure 4. Importantly, it does not include any of the buildings displayed in figure 1, bar the stable block and building 33. The three curtilage tests in relation to ownership, function and physical layout to the listed buildings are therefore immaterial in the case of almost all the buildings. 31 of the 33 buildings were all constructed after July 1st 1948, and therefore are **not considered to be curtilage listed**.



Figure 5 1950 OS map, note none of the buildings numbered in figure 1 are visible at this point. (Source: National Library of Scotland).

The exceptions to this are building 15, the stable block, which is listed in its own right and building 33, the Ancillary Resource Centre which first appears on the 1926 map where it is labelled as an 'electricity works'. This structure is some 350 metres away from the listed Hall, and is physically separated from it by a large expanse of open park land, dense tree cover and the Hall's own landscaped gardens. In terms of the physical layout of the building therefore, it is completely separate and detached from the listed Hall.

The building appears to fall within the ownership of the Hall historically although no longer does. There is also no evidence to suggest the building had any functional connection or use associated with the listed Hall. As such, the building is **not considered to be curtilage listed**.

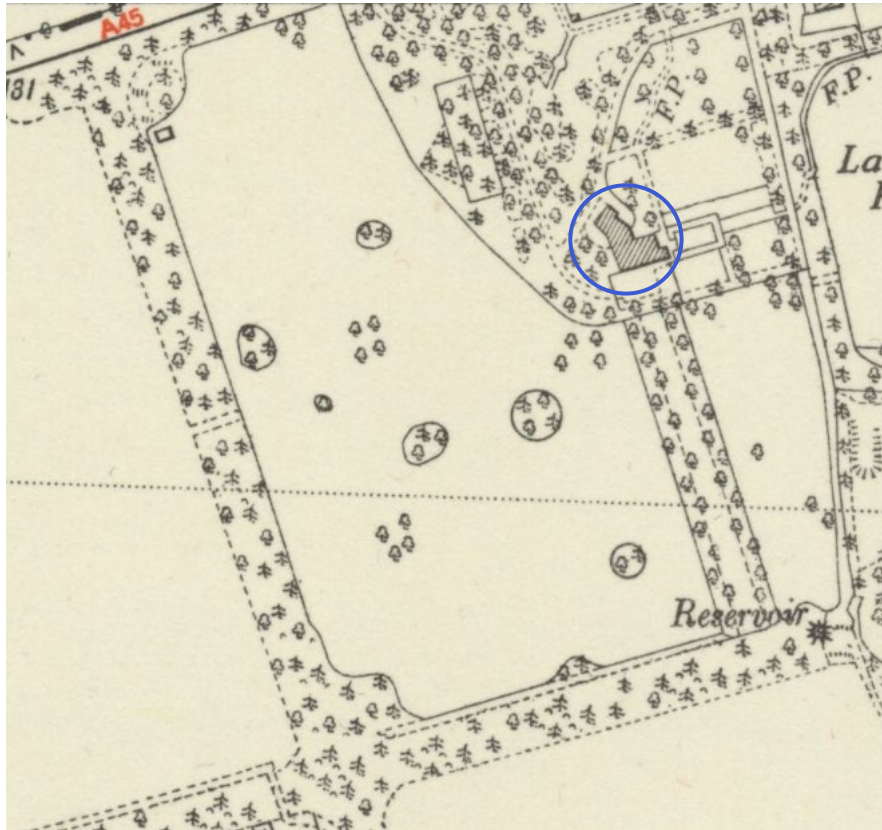


Figure 6 1950 OS map, showing western extent of the site where building 32 is note, the building has not been constructed by this point (Source: National Library of Scotland).

Outlined overleaf is a table clarifying the curtilage status of the buildings highlighted in figure 1:

<i>Building No. (cross ref: figure 1)</i>	<i>Does it appear on 1950 OS map?</i>	<i>Curtilage Listed?</i>
Building 1	No	No
Building 2	No	No
Building 3	No	No
Building 4	No	No
Building 5	No	No
Building 6	No	No
Building 7	No	No
Building 8	No	No
Building 9	No	No
Building 10	No	No
Building 11	No	No
Building 12	No	No
Building 13	No	No
Building 14	No	No
Building 15 – Stable Block	Yes, listed in own right	Listed in own right
Building 16	No	No
Building 17	No	No
Building 18	No	No
Building 19	No	No
Building 20	No	No
Building 21	No	No
Building 22	No	No
Building 23	No	No
Building 24	No	No
Building 25	No	No
Building 26	No	No
Building 27	No	No
Building 28	No	No
Building 29	No	No
Building 30	No	No
Building 31	No	No
Building 32	Yes	No
Building 33	No	No- does not meet the three curtilage tests.

Conclusion

This report has demonstrated that 31 of the 33 buildings highlighted within this report post date 1st July 1948 as per the wording of Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as such are not considered to be curtilage listed. One building, No. 15, the Stable Block, is grade II listed in its own right, and would require a formal listed building application for any material works that affect its special interest. One other building, No. 33 is not considered to meet the three curtilage tests and is therefore also not considered to be curtilage listed.